



# City of San Antonio

## Legislation Details (With Text)

**File #:** 15-5730  
**Type:** Staff Briefing - Without Ordinance  
**In control:** Planning Commission  
**On agenda:** 11/18/2015  
**Title:** 150265: Request by Christina Williams, Allen Andrew Holdings, LLC, for approval to replat and subdivide a tract of land to establish Stone Oak Prep School Subdivision, generally located west of the intersection of Wilderness Oak and Midnight Peak. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Final Plat 150265 Stone Oak Prep School, 2. 150265 Stone Oak Prep School Category 1 Letter

Date	Ver.	Action By	Action	Result
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**DEPARTMENT:** Development Services

**SUBJECT:**

Stone Oak Prep School 150265

**SUMMARY:**

Request by Christina Williams, Allen Andrew Holdings, LLC, for approval to replat and subdivide a tract of land to establish Stone Oak Prep School Subdivision, generally located west of the intersection of Wilderness Oak and Midnight Peak. Staff recommends Approval. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).

**BACKGROUND INFORMATION:**

Council District: ETJ  
Filing Date: October 28, 2015  
Owner: Christina Williams, Allen Andrew Holdings, LLC  
Engineer/Surveyor: Pape Dawson, Engineers  
Staff Coordinator: Richard Carrizales, Planner, (210) 207-8050

**ANALYSIS:**

**Zoning:**

The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

**Master Development Plans:**

MDP 15-00031, Laredo Springs / Mountain Lodge, accepted on November 9, 2015

**Notices:**

To the present, staff has not received any written responses in opposition from the surrounding property owners.

**Aquifer Review:**

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (ATTACHMENT 2). One significant recharge features (S-2) a cave was observed on this site and will be preserved with a 50 foot buffer. The request meets all of the requirements for development over the recharge zone.

**Military Awareness Zone:**

This plan lies within the Camp Bullis 5-Mile Awareness Zone, the tract is less than ten (10) acres, and does not immediately abut the Camp Bullis or Camp Stanley installations. Therefore, the Military Installation's review was not applicable in accordance with the executed Memorandum of Understanding (MOU).

**RECOMMENDATION:**

Approval of a Subdivision Plat that consists of 4.500 acre tract of land, which proposes two (2) non-single-family residential lots.